

208 741161

525-79-3330

05/23/99 101062961 7741161 \$15.00
GENERAL WARRANTY DEED

THE STATE OF TEXAS §
COUNTY OF HARRIS § KNOW ALL PERSONS BY THESE PRESENTS:

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THAT MERICHEM COMPANY, a Delaware corporation ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by MERICHEM CHEMICALS & REFINERY SERVICES LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 5455 Old Spanish Trail, Houston, Texas 77023, the receipt and sufficiency of which consideration are hereby acknowledged, and on and subject to the exceptions, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee that certain tract or parcel of real property situated in Harris County, Texas, described on Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements situated thereon and all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way (such land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to collectively as the "Property").

This conveyance is made subject and subordinate to those matters described on Exhibit B attached hereto and made a part hereof for all purposes, but only to the extent the same are valid and subsisting and affect the Property (collectively the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns; forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

GRANTEE, BY ACCEPTANCE OF THIS GENERAL WARRANTY DEED (THIS "DEED"), ACKNOWLEDGES THAT IT HAS INSPECTED AND ASSESSED THE PROPERTY AND HAS SATISFIED ITSELF AS TO THE CONDITION OF SAME AND THAT IT ACCEPTS THE PROPERTY "AS IS" AND "WHERE IS" AND WITH ALL FAULTS, WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESSED, IMPLIED, BY OPERATION OF LAW OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, WITHOUT IMPLIED WARRANTY AS TO HABITABILITY, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR FITNESS FOR ANY PURPOSE, SAVE AND EXCEPT THE WARRANTIES OF TITLE CONTAINED HEREIN.

FILED FOR RECORD
MAY 25 1999
County Clerk, Harris County, Texas

Please record
and return
to: E. Heany
Merichem Co.
5455 OST
H. TX 77023

9548546



525-79-3331

Exhibit A

A tract of land containing 10.067 acres, more or less, out of Lot 10 of the Partition of the East one-half (1/2) of the Luke Moore Survey, Abstract No. 51, in Harris County, Texas, and being out of the Rufus Cage Estates, as described in Deed recorded in Volume 178, Page 468 of the Deed Records of Harris County, Texas, said 10.067 acres, more or less, being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 1-1/4 inch galvanized iron pipe in the South line of said Lot 10, North 70 deg. 34 min. West, 216.9 feet from an old angle iron marking the common corner of Lots 10, 11, 12 and 13 of the Partition of the East one-half (1/2) of the Luke Moore Survey;

THENCE North 70 deg. 34 min. West, 627.60 feet along the South line of Lot 10, to a 3 inch iron pipe for corner;

THENCE North 18 deg. 18 min. West, passing a 1 inch galvanized iron pipe at 20 feet, in all 313.47 feet to a 2 inch iron pipe in the South right-of-way line of Old Spanish Trail;

THENCE North 71 deg. 37 min. East, along said right-of-way line, 536.30 feet to an "X" in concrete at the angle point in said line;

THENCE North 75 deg. 54 min. East, 496.05 feet to a 1 inch iron pipe in said line for corner;

THENCE South 20 deg. 37 min. West, 850.90 feet to the POINT OF BEGINNING, and being the same property as described in Deed to Myron F. Mallay and Ida Elizabeth Mallay, recorded in Volume 8354, Page 423 of the Deed Records of Harris County, Texas.

525-79-3332

Exhibit B

1. An easement, six (6) feet wide, from the Gray Tool Company to the City of Houston, dated as of March 5, 1946, recorded in Volume 1645, Page 113, Deed Records of Harris County, Texas, extending along the South line of the property, together with a triangular tract in the southeast corner, all for the use of a sanitary sewer easement.
2. An easement from Link Belt Company to Houston Natural Gas Corporation dated December 22, 1948, recorded in Volume 1697, Page 27, Deed Records of Harris County, Texas, being ten (10) feet wide and beginning at a point 12.8 feet West of the southeast corner of this tract and extending in a northerly direction to the North line of the property.

525-79-3333

IN WITNESS WHEREOF, this Deed has been executed by Grantor on the date of the acknowledgement set forth below, to be effective for all purposes as of the 21st day of April, 1999.

MERICHEM COMPANY, a Delaware corporation

By: [Signature]
Name: O. R. Cable
Title: VP - Finance

THE STATE OF TEXAS - 5
COUNTY OF HARRIS 6
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This instrument was acknowledged before me on the 21st day of April, 1999, by O. R. Cable, VP - Finance of Merichem Company, a Delaware corporation, on behalf of said corporation.



[Signature]
Notary Public in and for the
State of Texas

Edeltraud Heagy
Printed or Typed Name of Notary

My Commission Expires: 10-16-02

NOT PROHIBITED HEREIN PURSUANT TO THE RULES OF THE DEPARTMENT OF
PROPERTY RECORDS OF COLOR OR RACE IN HUMAN AND UNCONSCIOUSLY UNDER FEDERAL LAW
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was filed in the Public
Records of the State of Texas and of the County of Harris, Texas, and was
correctly recorded in the Official Public Records of said County of
Harris, Texas on

MAY 25 1999



[Signature]
COUNTY CLERK
HARRIS COUNTY TEXAS